



INSTR # M2022000059
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CHRISTINE HALLORAN
TOWN CLERK
EASTON CT

AFFORDABLE HOUSING COMMITTEE

Agenda

Special Meeting February 3, 2022

6:00 PM Easton Senior Center

PLEASE ATTEND VIA ZOOM, MEETING IS NOT OPEN TO THE PUBLIC

<https://us02web.zoom.us/j/82489744337?pwd=NFpZc01COGZvQm1aN3o2ZTEwRUV0dz09>

Meeting ID: 824 8974 4337

Passcode: 06612

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1. Call to order.
2. Discuss and approve January 20, 2022 meeting minutes.
3. Review and discuss Outline of Possible Strategies for Affordable Housing Plan.
4. Overview of public meeting scheduled for February 10, 2022.
5. Adjournment.

A

INCREASE NUMBER OF AFFORDABLE HOUSING DEVELOPMENTS ASSISTED HOUSING

Background

1. Defined in CGS 8-30g as "housing which receives financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing ..."
 - a. Financial assistance can include loans, grants, low-income housing tax credits, etc.
 - b. Funding provided by US Department of Housing and Urban Development, US Department of Agriculture, Connecticut Housing Finance Authority, Connecticut Department of Housing, etc.
 - c. Eligible funding recipients can include housing authorities, state / local / tribal governments, non-profit organizations (faith-based groups, housing groups etc.), private developers.
2. Generally targeted to lower income (such as 50% AMI and below) and is typically configured for:
 - a. elderly/disabled, or
 - b. family.
3. According to the Connecticut Department of Housing, Easton has zero (0) assisted housing units at the present time.

Communities Similar To Easton Have ...

1. **Vision** – Initiated efforts to create/increase assisted housing (location, design, etc.)
2. **Organization(s)** – Established one or more organizations to create assisted housing:
 - a. Housing Authority (quasi-public per CGS 8-40 - could be inter-municipal)
 - b. Eason Affordable Housing Inc. (private non-profit as in Kent, CT)
 - c. Interfaith Housing (private non-profit as in Branford, Newington, etc.)
 - Easton Housing Trust (similar organizations called a "community land trust" – private, non-profit housing developer as in Chapel Hill, Jackson Hole, Santa Fe, Ithaca, Burlington, etc.)
 - d. Could include non-profit, and/or private developers receiving governmental financial assistance for the construction of low- and moderate-income housing (could be public-private partnerships)
3. **Tools** –
 - a. Supported / assisted with identifying land / building (Town, State, Class 3 watershed, other)
 - b. Supported / assisted with fund raising, financing, etc.
 - c. Adopted zoning regulations to enable assisted housing and/or group homes (by Special Permit?)
 - By certain entities (as in Kent, Guilford, Southington etc.)
 - In certain locations / zones (such as elderly housing near Town Hall / Library / Old Staples School)

B**INCREASE NUMBER OF AFFORDABLE HOUSING DEVELOPMENTS****DEED-RESTRICTED HOUSING****Background**

1. Generally understood to be housing deed-restricted to sell or rent at or below prices affordable (30 percent or less of annual income) to persons and families earning 80 percent or less of the area median income.
2. According to the Connecticut Department of Housing, Easton has fifteen (15) deed-restricted housing units at the present time (7 accessory units and 8 other units) although 9 will expire in the next 5 years.

Street Address	Start Date	Duration (years)	Expiration Date	Agency	Program
38 Heritage Drive	10/28/1996	25	10/28/2021		
26 Flat Rock Drive	2/26/1997	25	2/26/2022		
15 Austin Drive	3/10/1998	25	3/10/2023		
211 Center Road	3/11/2003	20	3/10/2023	Town	Accessory
439 North Park Avenue	4/9/1998	25	4/9/2023		
466 Rock House Road	4/9/1998	25	4/9/2023	Town	Accessory
222 Judd Road	5/8/1998	25	5/8/2023		
436 Morehouse Road	10/6/1998	25	10/6/2023		
128 Center Road	9/15/2006	20	9/14/2026		
115 Cedar Hill Road	9/28/2010	20	9/27/2030	Town	Accessory
3 Canterbury Lane	11/10/2010	20	11/9/2030	Town	Accessory
115 Wilson Road	12/11/2013	20	12/10/2033	Town	Accessory
24 Mills Lane	9/26/2014	20	9/25/2034	Town	Accessory
101 Burr Street	5/1/2017	20	4/30/2037		
130 Banks Road	8/30/2002	40	8/29/2042	Town	Accessory

3. A "set-aside development" is a specific type of deed-restricted development related to the Affordable Housing Appeals Procedure (CGS Section 8-30g) whereby:
 - a. A "set-aside development" can be proposed without having to comply with local zoning regulations if less than 10 percent of the housing stock meets State criteria for affordable housing (Easton is at 0.7%),
 - b. A "set-aside development" using the Affordable Housing Appeals Procedure must provide:
 - At least 15 percent of units for persons and families whose income is at or below 80 percent of the median income
 - At least 15 percent of units for persons and families whose income is at or below 60 percent of the median income
4. Developers have indicated that units at 80% AMI cover costs and units at 60% AMI do not.

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B**(continued)***(continued from previous page)***Communities Similar To Easton Have ...**

1. **Vision** – Looked at ways to provide for deed-restricted housing (location, design, etc.)
 - a. **PRO-ACTIVE** –
 - Incentivize – incentives (which are optional) are established for creating below market rate units (higher density, etc.)
 - Require – below market rate units are required (i.e., mandated) as part of new development (“inclusionary zoning”)
 - b. **REACTIVE** – developers propose a set-aside development so that they do not have to comply with local zoning regulations
2. **Tools** –
 - a. **Location** – Identified general areas and/or specific sites
 - b. **Design** – Identified design guidelines
 - c. **REGULATORY PRO-ACTIVE** – Amended regulations to
 - Conservation development – offer a density bonus for below market rate unit(s)
 - Farm-related housing – facilitate if are below market rate unit(s)
 - Incentivize creating below market rate units (higher density, simpler approval process, etc.) (which is optional)
 - Incentivize deed-restricted accessory dwelling units (cannot require per PA 21-29)
 - Require below market rate units (mandatory)
 - Allow two-family buildings (duplex) if one of the units is deed-restricted as affordable
 - Allow conversion of existing buildings to multi-unit buildings if below market rate units are provided
 - d. **FISCALLY PRO-ACTIVE** –
 - Tax Incentives - Considered tax incentives for existing properties which establish deed-restrictions for below market rate unit(s)
 - Cooperative Purchase – Partnered with income eligible purchasers to purchase the land, deed-restrict it, and lease it back to them at a modest price
3. **Other ...**
 - a. Consider allowing other residential configurations similar to the recently adopted provisions for a Managed Residential Home (Sections 3250.7 and Section 5340)

NOTE - The Affordable Housing Committee decided to focus only on CGS 8-30j at this time

C

SUPPORTIVE FRAMEWORK**Background**

1. Other programs and policies can help Easton address housing related issues.

Communities Similar To Easton Have ...

1. Recommended establishing an Affordable Housing Advisory Committee to:
 - a. Promote affordable housing in Easton
 - b. Maintain and update the Affordable Housing Plan
 - c. Assist other organizations in housing efforts
2. Recommended standard procedures so all deed-restricted developments follow the same parameters:
 - b. Housing Affordability Plan (including annual reporting and a Fair Housing Marketing Plan)
 - c. Affordability Deed Restrictions (including foreclosure protection of affordability restrictions)
 - d. Town approval of the administrator of the Housing Affordability Plan (and any change thereof)
3. Discussed establishing a Housing Trust Fund (HTF) to assist affordable housing efforts (as in Fairfield, New Canaan, Glastonbury, etc.) and looking at ways to generate funding (such as grants, donations, bequests, inclusionary zoning fee, and/or other sources)

Possible Additional Strategies

1. Adopt a Fair Housing Policy
2. Seek to increase the number of "rental assistance" units in Easton (DOH reports that Easton has zero (0) rental assistance tenants at the present time)
3. Seek to increase the number of CHFA / USDA financed units in Easton (DOH reports that Easton has three (3) CHFA/USDA mortgages in effect at the present time).
4. Recommended extending the term of deed restrictions beyond the statutory minimum of 40 years.
5. Discussed ways to address the "value increment" which can occur at the expiration of the deed restriction

Possible Complicating Factors

1. Community Septic Systems ordinance adopted in 2006.
2. Land Use Ordinance adopted in 2021.